

164.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

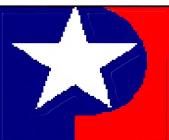
920,000 / 920,000

USE VALUE:

920,000 / 920,000

ASSESSED:

920,000 / 920,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
37		HARVARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSBORN DAVID & RACHEL
Owner 2:	
Owner 3:	

Street 1: 37 HARVARD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	OSBORN DAVID -
Owner 2:	-

Street 1: 37 HARVARD ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,876 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Wood Shingle Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8876		Sq. Ft.	Site		0	70.	0.70	8			Topo	-10					432,359						432,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										108485
										GIS Ref
										GIS Ref
										Insp Date
										10/16/19

PREVIOUS ASSESSMENT										Parcel ID	164.0-0002-0002.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	101	FV	480,300	7400	8,876.	432,400	920,100	920,100	Year End Roll	12/18/2019				
2019	101	FV	46,500	7500	8,876.	432,400	486,400	486,400	Year End Roll	1/3/2019				
2018	101	FV	232,700	7500	8,876.	382,900	623,100	623,100	Year End Roll	12/20/2017				
2017	101	FV	232,700	7500	8,876.	321,200	561,400	561,400	Year End Roll	1/3/2017				
2016	101	FV	232,700	7500	8,876.	321,200	561,400	561,400	Year End	1/4/2016				
2015	101	FV	219,700	7500	8,876.	277,900	505,100	505,100	Year End Roll	12/11/2014				
2014	101	FV	219,700	3000	8,876.	268,700	491,400	491,400	Year End Roll	12/16/2013				
2013	101	FV	219,700	3000	8,876.	255,700	478,400	478,400		12/13/2012				

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
OSBORN DAVID,	75877-122	1	10/14/2020	Convenience		1	No	No								
OSBORN RICHARD	69901-149		9/8/2017	Estate/Div			No	No								
OSBORN CAROLYN	24765-87		8/8/1994		50,000	No	No	A								

BUILDING PERMITS										ACTIVITY INFORMATION						
7/19/2018	1006	Heat App	1,000	C						Date	Result	By	Name			
6/20/2018	838	Heat App	30,000	C						10/16/2019	Measured	DGM	D Mann			
4/18/2018	439	Inter Fi	445,100	O						8/1/2019	Left Notice	DGM	D Mann			
3/5/2018	241	Inter-De	50,000	C						5/21/2019	Permit Visit	DGM	D Mann			
11/26/2013	1737	Manual	24,000	O						7/30/2018	Mail Update	MM	Mary M			
12/11/2009	1247	Re-Roof	2,950							7/27/2018	MEAS&NOTICE	HS	Hanne S			
										5/14/2014	External Ins	PC	PHIL C			
										3/5/2014	Info Fm Prmt	EMK	Ellen K			
										2/25/2009	Measured		189	PATRIOT		
										11/3/2000	Hearing Chag		201	PATRIOT		

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	RE-CHK WORK IN PROGRESS.				8	10	FFL	OFPP			
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	5	5	8(40)	10(50)			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	OthrFix:	Rating:	OTHER FEATURES				5	5	8	4					
GENERAL INFORMATION				Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1	12	15	4	4				
Grade: C+ - Average (+)	Year Blt: 1908	Eff Yr Blt: 2019	Alt LUC:	Fpl: 1	Rating: Average	Other	Upper	Level	FY LR DR D K FR RR BR FB HB L O	32	UAT	SFL	FFL					
Jurisdict: G20	Fact: .	Const Mod:	Lump Sum Adj:	WSFlue:	Rating:	Lvl 2	Lvl 1				BMT	(880)	24					
INTERIOR INFORMATION				CONDOS INFORMATION				Lower	Totals	RMs: 7	BRs: 4	Baths: 1	HB: 1	26	OFFP			
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Floor:	% Own:	Exterior:	Interior:	No Unit	RMS	BRs	FL	9	(426)					
Prim Floors: 4 - Carpet	Sec Floors:	Total:	Override:	Name:		Additions:		1	7	4	M	34	7					
DEPRECIATION				REMODELING				Kitchen:										
Phys Cond: AV - Average	Functional:	Economic:	Special:	Baths:														
Total: 1				Plumbing:														
CALC SUMMARY				COMPARABLE SALES				Electric:										
Bsmnt Flr: 12 - Concrete	Subfloor:	Basic \$ / SQ: 130.00	Size Adj.: 1.23333335	Other Features: 90000	Grade Factor: 1.10	NBHD Inf: 1.00000000	Adj \$ / SQ: 158.730	WtAv\$/SQ:	AvRate:	Ind.Val								
Bsmnt Gar:	Electric: 3 - Typical	Const Adj.: 0.99000001	Adj Total: 485096	NBHD Mod:	LUC Factor: 1.00	Adj Total: 4851	Juris. Factor: 1.00	Before Depr:	174.60									
Insulation: 2 - Typical	Int vs Ext: S	Other Features: 90000	Depreciation: 4851	Depreciated Total: 480245	Final Total: 480200	Val/Su Net: 142.24	Special Features: 0	Val/Su SzAd	266.78									
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W																	
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO														
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					IMAGE					
SPEC FEATURES/YARD ITEMS												PARCEL ID 164.0-0002-0002.0						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	12X20	G	GD	2013	31.77	T	3.6	101			7,400		7,400	
More: N	Total Yard Items:	7,400	Total Special Features:		Total:	7,400	AssessPro Patriot Properties, Inc											